

INTRODUCTION

Dear Resident:

Well-maintained homes are essential components of a healthy community. Preserving our housing stock, maintaining property values, and ensuring our properties are healthy and safe benefits not only individual property owners and tenants, but also the community at large.

Each year, the City receives hundreds of calls from its citizens with property maintenance concerns. In response to these inquiries, the Code Enforcement Division has prepared this checklist as a guide to the basic, but important City laws about exterior housing, building and property maintenance.

This checklist is provided as a guideline for residents to use in evaluating their property. It is intended to assist you with commonly found maintenance issues. Should you require assistance or have a question pertaining to a condition not addressed in this checklist, please contact the Code Enforcement Division.



For More Information About Housing, Building Or Property Maintenance Please Contact

Code Enforcement Division
(949) 461-3474

Building Official
(949) 461-3464

City Website
<http://www.lakeforestca.gov/>

*Thank you for maintaining
your property and helping to
preserve the quality of our
community.*



CITY OF LAKE FOREST
Development Services

Code Enforcement Division

Building Division

25550 Commercentre Drive, Suite 100
Lake Forest, California 92630



A QUALITY COMMUNITY BEGINS WITH YOU

A Resident's Guide And Checklist For Determining Property Maintenance Code Compliance



The City of Lake Forest
Code Enforcement Division

(949) 461-3474

HOUSING, BUILDING AND PROPERTY MAINTENANCE CHECKLIST

The City of Lake Forest invites you to measure your home, business or property against this checklist. If any of your answers are "No," there may be a violation of the City's Code.

If you have any questions regarding Housing, Building or Property Maintenance, please do not hesitate to contact us using the numbers on the back page of this brochure.

Thank you for your part in maintaining the high standards that Lake Forest residents enjoy.

HOUSE OR BUILDING MAINTENANCE

Yes	No	I. Roofs and Chimneys
		Roofs are free of surface breaks, raised edges, curling, missing or damaged shingles or holes.
		Roofs are free of missing, damaged or rotting eaves, fascias or soffits.
		Roofs are free of sag and capable of supporting required loads.
		Chimneys are free of loose or unstable materials and have spark arrestors.
Yes	No	II. Foundation
		Buildings are structurally sound and do not lean or sag.
		Foundations are free of cracks and holes.

HOUSING, BUILDING AND PROPERTY MAINTENANCE CHECKLIST (CONTINUED)

HOUSE OR BUILDING MAINTENANCE

Yes	No	III. Exterior Surfaces
		All exterior surfaces are free of blighting and deteriorating conditions such as cracks, tears, holes, or loose, missing or rotted boards or other materials, or peeling, cracked or blistered paint or stucco.
Yes	No	IV. Exterior Walls
		The walls are weatherproof and watertight: protected from the elements by paint, protective covering or treatment.
		The walls are in sound condition and repair.
Yes	No	V. Doors, Windows & Screens
		All windows have window screens and unbroken window panes.
		All doors and windows are weatherproof, watertight, free of rot and in sound condition and repair.
		The doors, windows and screens are free of cracks, tears, holes, or loose, missing or rotted boards.
Yes	No	VI. Fences and Walls
		Are safe, structurally sound and not leaning.
		Are free of missing slats or parts, loose or unstable materials.
		Are free of cracks and blistering that require patching and/or painting.

PROPERTY MAINTENANCE

Yes	No	VII. Junk/Outdoor Storage
		The property is free of junk, debris, brush, equipment, appliances, indoor furniture or other personal property no longer used for the purpose it was made or manufactured.
		Trash cans are stored out of view when not set out for trash collection.
Yes	No	VIII. Vehicles, Trailers, Boats, Campers, etc.
		The property is free of outdoor storage of inoperable, unlicensed, dismantled or extensively damaged vehicles.
		The property is free of trailers, campers, boats or motor vehicles parked or stored in front yards (other than driveways).
		The garage or carport is free of obstructions that would prevent parking of the required number of vehicles.
Yes	No	IX. Weeds, Grass & Vegetation
		The grass is less than 8 inches tall AND free from noxious weeds.
		Flowerbeds and parkways are free from noxious weeds.
		The property is free of tree branches and bushes that obstruct sidewalk usage or impair driver visibility.

If you answered "yes" to all of the items on the checklist, Congratulations! You should be proud of your property's appearance and the way you maintain it.